



BOARD OF ADJUSTMENT AGENDA
Regular Scheduled Meeting
Thursday, January, 22, 2015
7:00 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

1. None

V. New Business

1. A request has been made by Whit Blackstone, for a **Special Use Permit** to allow the operation of an **After-school Daycare Facility** on the property located at **105 E. 3rd Street** as provided under Section 40-93 Table of Uses. The property is currently zoned B1H (Business Historical District) and requires a Special Use Permit in order to operate the proposed use.
2. A request has been made by First Christian Church, for a **Special Use Permit** to allow the construction and operation of a **Church** on the property located at **401 E. 3rd Street** as provided under Section 40-93 Table of Uses. The property is currently zoned R6S (Residential Single Family) and requires a Special Use Permit in order to construct the proposed use.
3. A request has been made by Morris Insurance, for a **Variance** from Section 40-263 of the City of Washington Zoning Ordinance, Article X Flood Damage Prevention (Provisions for flood hazard reduction) requirements of the property located at **321 N. Market Street**. The property is currently zoned B1H and located within the 100 year flood plain.
4. A request has been made by Justin Fejfar, for a **Variance** from Section 40-263 of the City of Washington Zoning Ordinance, Article X Flood Damage Prevention (Provisions for flood hazard reduction) requirements of the property located at **189 W. Main Street**. The property is currently zoned B1H and located within the 100 year flood plain.

VI. Other Business

1. None

VII. Approval of minutes – April 17, 2014

Special Use Permit Request

105 E. Third Street



A request has been made by Whit Blackstone, for a **Special Use Permit** to allow the operation of an **After-school Daycare Facility** on the property located at **105 E. 3rd Street** as provided under Section 40-93 Table of Uses. The property is currently zoned B1H (Business Historical District) and requires a Special Use Permit in order to operate the proposed use.



102 East Second Street
Washington, NC 27889
252-975-9383

January 13, 2015

Subject: Special Use Request

Dear Adjoining Property Owner:

The Department of Planning and Development has received a request from Whit Blackstone, for a **Special Use Permit** to allow the operation of an **After-school Daycare Facility** on the property located at **105 E. 3rd Street** as provided under Section 40-93 Table of Uses. The property is currently zoned B1H (Business Historical District) and requires a Special Use Permit in order to operate the proposed use.

The Board of Adjustment will hold its public hearing on the Special Use request at the following date and time:

Date: Thursday, January 22, 2015

Place: City Council Chambers - City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor.

Time: 7:00 P.M.

The public is welcome to attend this public hearing and present evidence either in support of or in opposition to the request.

During the meantime, should you have any questions, please feel free to call the Department of Planning and Development at 975-9317 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

Glen Moore
Planning Administrator

CITY OF WASHINGTON
DEPARTMENT OF PLANNING AND DEVELOPMENT
APPLICATION FOR A SPECIAL USE PERMIT

Date: 12/1/2014 Fee is \$125.00. Date paid: 12/1/2014
Applicant: J. Whit Blackstone
Address: 222 Stewart Pkwy, Ste 202, Washington, NC 27889
Phone No.: 946.9808
Location of Proposed Special Use 105 E. 3rd Street
Purpose of Special Use After school day care

Reason for Special Use _____

Property zoned BIH ☒ City ☐ ETJ

Authority to grant the requested special use is contained in the Zoning Ordinance,

Section _____ Parcel Tax Card # _____

To be completed by Applicant and returned *no later than* the fifteenth (15th) day of the month before the month in which the request will be heard by the Planning Board and the Board of Adjustment.

The Zoning Ordinance imposes the following General Restrictions on the use request by the applicant. Under each requirement the applicant should explain, with reference to attached plan, where applicable, how the proposed use satisfies these requirements. Answers should be supported by the facts when possible.

General Requirements:

The proposed use does not adversely affect the general plans for the physical development of the city as embodied in these regulations or in any plan or portion thereof adopted by the Planning Board or by the City Council.

Statement by Applicant: True

General Requirements:

The proposed use will not be contrary to the purposes stated in these regulations.

Statement by Applicant: True

General Requirements:

The proposed use will not adversely affect the health and safety of residents and workers in the city.

Statement by Applicant: True

General Requirements:

The proposed use will not be detrimental to the use of or development of adjacent properties or other neighborhood uses.

Statement by Applicant: True

General Requirements:

The proposed use will not be affected adversely by existing uses.

Statement by Applicant: True

General Requirements:

The proposed use shall be subject to the minimum area, setback, and other locational requirements of the zoning district in which it will be located. (State whether building is existing or proposed and refer to plot plan for setbacks.)

Statement by Applicant: True, existing building

(Note: Existing buildings not meeting these development standards does not necessarily mean this requirement cannot be fulfilled.)

General Requirement:

The proposed use shall be subject to the off-street parking and loading requirements of these regulations. All parking and driveways shall be located in a safe and convenient manner. (Refer to the plot plan.)

Statement by Applicant: True, parking is directly behind the building, on 3rd Street.

General Requirement:

The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of such use.

Statement by Applicant: True

General Requirement:

The proposed use will not constitute a fire hazard because of the number of persons who will attend or use such facility, of the vehicular movement, of noise or fumes or of the type of physical activity.

Statement by Applicant: True

General Requirement:

The proposed use will comply with all additional specific criteria set forth for each particular use as established in these regulations.

Statement by Applicant: True

General Requirement:

The proposed use will not create or aggravate hazards to vehicular or pedestrian traffic on the roads and sidewalks, both off-site and on-site, serving the proposed use as determined by the size, capacity, and condition of such roads and sidewalks, lighting, drainage, intensity of use by both pedestrians and vehicles and the visibility afforded to pedestrians and the operators of motor vehicles on such roads.

Statement by Applicant: True. school buses will unload students on the North side of 3rd Street.

General Requirement:

The proposed use will be compatible with existing uses that are adjacent to or neighboring the proposed location, as measured in terms of its physical size, intensity of use, visual impact, and proximity to other structures.

Statement by Applicant: True. Max. # of students is 25.

❖NOTE: The Special use permit will expire six months from the date of issuance if a building permit is not obtained.

❖NOTE: APPLICANTS, AND/OR THEIR AGENTS OR PARTIES OF INTEREST ARE PROHIBITED FROM ANY CONTACT IN RELATION TO THIS MATTER WITH BOARD OF ADJUSTMENT MEMBERS OR PLANNING BOARD MEMBERS PRIOR TO THE PUBLIC HEARING.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief. I authorize the City of Washington to place a sign on the property in question, for the purpose of alerting the general public of my request, no less than seven (7) days prior to the Planning Board meeting.

J. Whit Blackston
Signature of Applicant

Special Use Permit Request

401 E. Third Street



A request has been made by First Christian Church, for a **Special Use Permit** to allow the construction and operation of a **Church** on the property located at **401 E. 3rd Street** as provided under Section 40-93 Table of Uses. The property is currently zoned R6S (Residential Single Family) and requires a Special Use Permit in order to construct the proposed use.



102 East Second Street
Washington, NC 27889
252-975-9383

January 13, 2015

Subject: Special Use Request

Dear Adjoining Property Owner:

The Department of Planning and Development has received a request from First Christian Church, for a **Special Use Permit** to allow the construction and operation of a **Church** on the property located at **401 E. 3rd Street** as provided under Section 40-93 Table of Uses. The property is currently zoned R6S (Residential Single Family) and requires a Special Use Permit in order to construct the proposed use.

The Board of Adjustment will hold its public hearing on the Special Use request at the following date and time:

Date: Thursday, January 22, 2015

Place: City Council Chambers - City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor.

Time: 7:00 P.M.

The public is welcome to attend this public hearing and present evidence either in support of or in opposition to the request.

During the meantime, should you have any questions, please feel free to call the Department of Planning and Development at 975-9317 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

Glen Moore
Planning Administrator

City of Washington
Department of Planning and Development
Application for a Special Use Permit
Page 1: Applicant Information

Date: December 1, 2014

Fee is \$125.00

Date paid:

Applicant Name: First Christian Church of Washington North Carolina

Address: 401 E. 2nd Street Washington, NC 27889

Phone Number: 252.946.4293

Location of Proposed Special Use: E. 2nd & 3rd Streets

Purpose of Special Use: To allow a place of worship within R6 zoning

Reason for Special Use: To allow a place of worship within R6 zoning

Property Zoned: R6

(X) City () ETJ

Authority to grant the requested special use is contained in the
Zoning Ordinance, Section:

Parcel Tax Card # 5685

City of Washington
Department of Planning and Development
Application for a Special Use Permit
Page 2: Applicant Responses to General Requirements

The Zoning Ordinance imposes the following General Restrictions on the use request by the applicant. Under each requirement the applicant should explain, with reference to attached plan, where applicable, how the proposed use satisfies these requirements.

Answers should be supported by the facts when possible.

General Requirements:

The proposed use does not adversely affect the general plans for the physical development of the city as embodied in these regulations or in any plan or portion thereof adopted by the Planning Board or by the City Council.

Statement by Applicant: The proposed use is in conformance with the City of Washington Zoning Ordinance.

General Requirements:

The proposed use will not be contrary to the purposes stated in these regulations.

Statement by Applicant: The proposed use is in alignment with the purposes stated in the City of Washington Zoning Ordinance.

General Requirements:

The proposed use will not adversely affect the health and safety of residents and workers in the city.

Statement by Applicant: The proposed use is a place of worship and will not adversely affect the health and safety of residents and workers in the City.

General Requirements:

The proposed use will not be detrimental to the use of or development of adjacent properties or other neighborhood uses.

Statement by Applicant: The proposed use is surrounded by existing, developed R6 zoned properties, and is allowable within the R6 zoning district as a Special Use.

General Requirements:

The proposed use will not be affected adversely by existing uses.

Statement by Applicant: The proposed use will not be adversely affected by the existing surrounding uses.

General Requirements:

The proposed use shall be subject to the minimum area, setback, and other locational requirements of the zoning district in which it will be located (state whether building is existing or proposed and refer to plot plan for setbacks). Note: Existing building not meeting these developmental standards does not necessarily mean this requirement cannot be fulfilled.

Statement by Applicant: The proposed development complies with the minimum area, setback and dimensional requirements set forth in the Zoning Ordinance. Refer to the Special Use Plan map for detail.

General Requirements:

The proposed use shall be subject to the off-street parking and loading requirements of these regulations. All parking and driveways shall be located in a safe and convenient manner (refer to the plot plan).

Statement by Applicant: The proposed off-street parking and loading associated with the development is in conformance with the City's Zoning Ordinance. Refer to the Special Use Plan map for detail.

The Zoning Ordinance imposes the following General Restrictions on the use request by the applicant. Under each requirement the applicant should explain, with reference to attached plan, where applicable, how the proposed use satisfies these requirements. Answers should be supported by the facts when possible.

General Requirements:

The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of such use.

Statement by Applicant: The lot is of sufficient size such that the proposed building and off-street parking meet applicable lot area and setback requirements.

General Requirements:

The proposed use will not constitute a fire hazard because of the number of persons who will attend or use such facility, of the vehicular movement, of noise or fumes, or of the type of physical activity.

Statement by Applicant: The proposed worship facility is being developed in compliance with applicable NC Building and Fire codes and the City's Zoning Ordinance to mitigate these type of hazards.

General Requirements:

The proposed use will comply with all additional specific criteria set forth for each particular use as established in these regulations.

Statement by Applicant: The worship facility use complies with the City's Zoning Ordinance as applicable to the use.

General Requirements:

The proposed use will not create or aggravate hazards to vehicular or pedestrian traffic on the roads and sidewalks, both off-site and on-site, serving the proposed use as determined by the size, capacity, and condition of such roads and sidewalks, lighting, drainage, intensity of use by both pedestrians and vehicles and the visibility afforded to pedestrians and the operators of motor vehicles on such roads.

Statement by Applicant: The use is being developed adjacent to public streets and sidewalks that are maintained by the City and NCDOT. The development is consistent with City and NCDOT regulations governing road capacity, lighting, drainage, and vehicular and pedestrian operations.

Note: The Special Use Permit will expire six months from the date of issuance if a building permit is not obtained.

Note: Applicants, and/or their agents or parties of interest are prohibited from any contact in relation to this matter with Board of Adjustment members prior to the public hearing.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief. I authorize the City of Washington to place a sign on the property in question, for the purpose of alerting the general public of my request, no less than seven (7) days prior to the Board of Adjustment meeting.

Signature of Applicant:



Variance Request

321 N. Market Street



A request has been made by Morris Insurance, for a **Variance** from Section 40-263 of the City of Washington Zoning Ordinance, Article X Flood Damage Prevention (Provisions for flood hazard reduction) requirements of the property located at **321 N. Market Street**. The property is currently zoned B1H and located within the 100 year flood plain.



102 East Second Street
Washington, NC 27889
252-975-9383

January 13, 2015

Subject: Variance Request

Dear Adjoining Property Owner:

The Department of Planning and Development has received a request from Morris Insurance for a **Variance** from Section 40-263 of the City of Washington Zoning Ordinance, Article X Flood Damage Prevention (Provisions for flood hazard reduction) requirements of the property located at 321 North Market Street. The property is currently zoned B1H and located within the 100 year flood plain.

The Board of Adjustment will hold its public hearing on the Variance request at the following date and time:

Date: Thursday, January 22, 2015

Place: City Council Chambers - City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor.

Time: 7:00 P.M.

The public is welcome to attend this public hearing and present evidence either in support of or in opposition to the request.

During the meantime, should you have any questions, please feel free to call the Department of Planning and Development at 975-9317 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

Glen Moore
Planning Administrator

City of Washington
Department of Planning and Development
Application for a Variance
Page 1: Applicant Information & Statement, Relevant Factors

Date: *January 8, 2015*

Fee: *\$150*

Applicant: *Richard Barber & Joe Taylor*

Address: *321 North Market Street* *Washington*

Phone No.: *252-946-6151*

Location of property for which variance is requested:

321 North Market Street

(Address of Property)

Parcel Tax Card No.: *5675-98-1973*

Zone: *B1H (Business Historic)*

TO THE BOARD OF ADJUSTMENT:

I, *Richard Barber & Joe Taylor, representing Morris Ins. Agency*,
(Name of Applicant)

hereby petition the Board of Adjustment for a VARIANCE from the literal provisions of the City of Washington Zoning Ordinance because it prohibits the use of the parcel of land described above in a manner shown by the attached plot plan. I request a variance from the following provisions of the ordinance:

Article X Flood Damage Prevention, Section 40-263 Provisions for flood hazard reduction

so that the property can be used in a manner indicated by the attached plot plan or, if the plot plan does not adequately reveal the nature of the variance, as more fully described herein:

We are requested a Variance from the flood ordinance in to construct an addition that would be below base flood in order to better meet handicap requirements for our customers.

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling act, the Board is required to reach three conclusions before it may issue a variance:

- a) that there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance.
- b) that the variance is in harmony with the general purposes and intent of the ordinance and preserves its spirit; and
- c) that in granting the variance, the public safety and welfare have been assured and substantial justice has been done.

City of Washington
Department of Planning and Development
Application for a Variance
Page 2: Applicant Responses to Relevant Factors, Pt. 1

In the spaces provided below, indicate the facts that you intend to show and the arguments that you intend to make to convince the Board that it can properly reach these three required conclusions.

a. THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF THE ORDINANCE.

The courts have developed three rules to determine whether in a particular situation "practical difficulties or unnecessary hardships" exist.

State facts and arguments in support of each of the following:

(1) If he complies with the provisions of the ordinance, the property owner can secure no reasonable return from, or make no reasonable use of, his property.
Note: It is not sufficient that failure to grant the variance simply makes the property less valuable.

Statement by Applicant:

By adhering to the strict letter of the ordinance we will not be able to make the best use of our property because of the public safety requirements.

(2) The hardship of which the applicant complains results from unique circumstances related to the applicant's land.

Note: Hardships suffered by the applicant in common with his neighbors do not justify a variance. Also, unique personal or family hardships are irrelevant since a variance, if granted, runs with the land. Hardship in this sense means only a physical problem with the land, i.e. a ditch which runs through the property.

Statement by Applicant:

The current property is located within the Historic District and the lot is also in the flood zone which highly restricts the use of our property and these restrictions are unique circumstances.

(3) The hardship is not the result of the applicant's own actions.

Statement by Applicant:

As stated above these restrictions were not a result of our own actions as we try to meet the handicap accessibility code.

City of Washington
Department of Planning and Development
Application for a Variance
Page 3: Applicant Responses to Relevant Factors, Pt. 2

In the spaces provided below, indicate the facts that you intend to show and the arguments that you intend to make to convince the Board that it can properly reach these three required conclusions.

b. THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE AND PRESERVES ITS SPIRIT.

State facts and arguments to show that the variance requested represents the least possible deviation from the letter of the ordinance that will allow a reasonable use of the land, and that the use of the property, if the variance is granted, will not substantially detract from the character of the neighborhood.

Statement by Applicant:

The Variance request is keeping with the guidelines of the zoning ordinance and the flood damage prevention ordinance. The finished floor elevation of the new construction will be the least possible deviation from the BFE.

c. THE GRANTING OF THE VARIANCE SECURES THE PUBLIC SAFETY AND WELFARE AND DOES SUBSTANTIAL JUSTICE.

State facts and arguments to show that, on balance, if the variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the applicant.

Statement by Applicant:

The granting of the Variance will not compromise the welfare or the public safety of the surrounding property or the property owners. The new construction will be at the rear of the property and will not impede any possible flood waters.

NOTE: APPLICANTS, AND/OR THEIR AGENTS OR PARTIES OF INTEREST ARE PROHIBITED FROM ANY CONTACT IN RELATION TO THIS MATTER WITH BOARD OF ADJUSTMENT MEMBERS OR PLANNING BOARD MEMBERS PRIOR TO THE PUBLIC HEARING.

I certify that all of the information presented by the undersigned in this application is accurate to the best of my knowledge, information and belief.

Respectfully submitted, this 9th day of January, 2015.

Joe Taylor
(Signature of Applicant)

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Richard Barber and Joseph E. Taylor	FOR INSURANCE COMPANY USE
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 N Market Street	Policy Number:
City Washington State NC ZIP Code 27889	Company NAIC Number:

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
GPIN# 5675-98-1973

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) non-residential

A5. Latitude/Longitude: Lat. 35.54502 Long. 77.05293 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 2

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) n/a sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade n/a
c) Total net area of flood openings in A8.b n/a sq in
d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

- a) Square footage of attached garage n/a sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade n/a
c) Total net area of flood openings in A9.b n/a sq in
d) Engineered flood openings? ☐ Yes ☐ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Washington 370017	B2. County Name Beaufort	B3. State NC			
B4. Map/Panel Number 3720567500	B5. Suffix J	B6. FIRM Index Date 7-7-14	B7. FIRM Panel Effective/Revised Date 5-15-03	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 10

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Z25 (EY0446)

Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 5.3 ☒ feet ☐ meters
b) Top of the next higher floor 12.7 ☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only) n/a ☒ feet ☐ meters
d) Attached garage (top of slab) n/a ☒ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building 11.3 ☒ feet ☐ meters
(Describe type of equipment and location in Comments)
f) Lowest adjacent (finished) grade next to building (LAG) 7.8 ☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG) 8.5 ☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 7.5 ☒ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available.

I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments.

Certifier's Name James J. Alpera

License Number L-3397

Title Land Surveyor

Company Name James J. Alpera, PLS

Address 552 Rest Haven Road

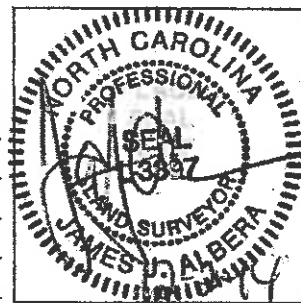
City Bath

State NC ZIP Code 27808

Signature

Date 12-2-14

Telephone (252) 964-2192



ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 N Market Street		Policy Number:	
City Washington	State NC	ZIP Code 27889	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Latitude and Longitude by Garmin GPS II +. Partial basement is 900 sq.ft. Remainder of building is over crawlspace. Item C2e is for exterior HVAC on platform. Height of electric meter is 13.3 ft. Height of HVAC ducts in crawlspace is 8.4 ft. Item C2h is for steps at front of building.

Signature



Date 12-2-14

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

☐ Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
321 N Market Street

Policy Number:

City Washington

State NC

ZIP Code 27889

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front view (12-2-14)



Rear view (12-2-14)

Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 N Market Street		FOR INSURANCE COMPANY USE Policy Number:
City Washington	State NC ZIP Code 27889	Company NAIC Number:

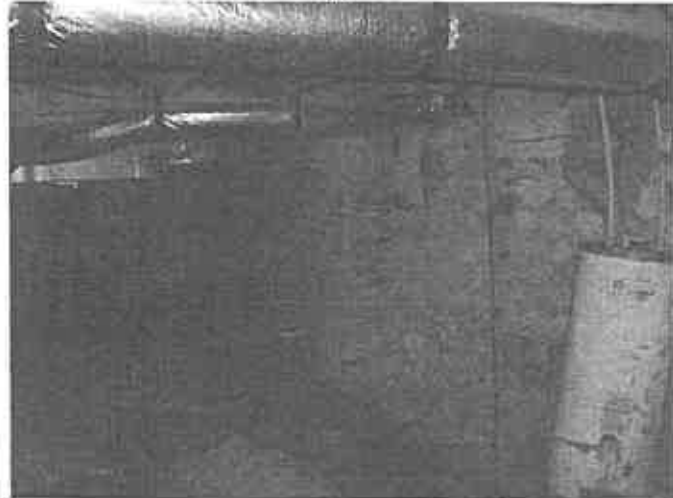
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Right side view (12-2-14)



Left side view (12-2-14)



Basement view (12-2-14). Water heater not in use.



Crawlspace view (12-2-14)

Variance Request

189 W. Main Street



A request has been made by Justin Fejfar, for a **Variance** from Section 40-263 of the City of Washington Zoning Ordinance, Article X Flood Damage Prevention (Provisions for flood hazard reduction) requirements of the property located at **189 W. Main Street**. The property is currently zoned B1H and located within the 100 year flood plain.



102 East Second Street
Washington, NC 27889
252-975-9383

January 13, 2015

Subject: Variance Request

Dear Adjoining Property Owner:

The Department of Planning and Development has received a request from Justin Fejfar for a **Variance** from Section 40-263 of the City of Washington Zoning Ordinance, Article X Flood Damage Prevention (Provisions for flood hazard reduction) requirements of the property located at 189 W. Main Street. The property is currently zoned B1H and located within the 100 year flood plain.

The Board of Adjustment will hold its public hearing on the Variance request at the following date and time:

Date: Thursday, January 22, 2015

Place: City Council Chambers - City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor.

Time: 7:00 P.M.

The public is welcome to attend this public hearing and present evidence either in support of or in opposition to the request.

During the meantime, should you have any questions, please feel free to call the Department of Planning and Development at 975-9317 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

Glen Moore
Planning Administrator

Board Minutes

April 17, 2014

BOARD OF ADJUSTMENT AGENDA

Regular Scheduled Meeting

Thursday, April 17, 2014

7:00 pm

Members Absent

Marion Ore Steve Fuchs

Paula McCullough Charlie Manning

Tim Cashion

Members Present

Derik Davis

Others Present

Glen Moore, Planning Administrator

Jessica Green, Administrative Support

I. Opening of the meeting

The Chairman called the meeting to order.

II. Invocation

A moment of silent meditation was taken.

III. Roll Call

A silent roll call was taken by staff.

IV. Old Business

1. None

V. New Business

1. A request has been made by Jerome & Lorenda Pearce for a Variance from Section 40-147 of the City of Washington Zoning Ordinance from the setback requirements in order to locate an attached single car carport to their home located at 210 Simmons Street. The property is zoned R6S and the required front yard setback is 25 feet. The proposed carport would encroach into the required front yard setback by 9 feet.

Ms. Lorenda Pearce came forward and was sworn in. She explained her request to the Board and answered any questions they had. She stated that they basically wanted to build the carport so that her and her husband could get out of the rain. Ms. Pearce stated that he knows

they are asking for 9ft, but they just do not have a very big lot. She explained that they would be putting up a nice aluminum carport that will look very attractive. She stated that she did not feel it would bother anyone. Mr. Steve Fuchs asked if they had ever had a carport on this lot before. Ms. Pearce stated that they had not. Mr. Glen Moore explained that staff sent out notices to all the adjoining property owners and they have not received any opposition. Tim Cashion stated that he went by the lot and it is a very busy lot. He stated that he hoped the construction of the carport would not render them from having access to their back yard. Ms. Pearce stated that now even without the carport you cannot drive into the back yard, but the carport will not cause a problem with them getting to the back yard. Mr. Fuchs asked for the exact measurements of the carport. Ms. Pearce stated that it would be 20ft long and 12ft wide. The board then discussed the location of the carport and its relation to the neighboring property.

The Chairman opened the floor. No one came forward to speak for or against the request.

Mr. Moore came forward and presented the findings of fact. The Board discussed the request further.

Marion Ore made the following motion: I move that the Board grant the request for a Variance to Jerome & Lorenda Pearce from the front yard setback requirements in order to construct a single car attached carport located at 210 Simmons Street based on the aforementioned findings of fact: one through five. His motion was seconded by Paula McCullough. All voted in favor and the motion carried.

VI. Other Business

1. None

VII. Adjourn

There being no further business Ms. Paula McCullough made a motion to adjourn. Her motion was seconded by Marion Ore. All voted in favor.